WHAT IS ZONING?

Zoning is the division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas.

The purpose of Zoning is to designate selected land uses and building requirements to appropriate areas in the community.

- To prevent incompatible uses
- To ensure coordination of infrastructure services
- To protect the quality of life
- Direct, manage, and control growth

ZONING CLASSIFICATIONS

Listed below are the current zoning codes used by the city, along with a brief description.

R-1 (Low Density Residential) This district's purpose is to protect areas that have been previously developed for residential use and to provide areas suitable for low-density housing.

C-1 (General Commercial District) This district's intent is to provide areas for retail trade/service establishments, offices, and personal/business service establishments oriented primarily toward serving local citizens and other uses compatible with its intent.

C-2 (Corridor Commercial) This district aims to provide areas for retail sales establishments, offices, personal services establishments, and business establishments to serve the needs of the traveling public and the greater Friendsville area.

M-1 (Industrial)-This district provides areas for scientific R&D; light manufacturing, processing, & assembly; storage, warehousing, & distribution; & other light industrial uses which can be located close to commercial/residential uses w/or significant adverse impacts.

AG (Agricultural District)-The purpose of the agricultural district (AG district) is to provide areas in the city for large-lot, single-family detached dwelling uses; provide areas for limited production of agricultural crops and livestock; and to allow for land that has no future land use proposed at the time of annexation or that is in a transitional stage with regard to its ultimate development. FP (Flood Overlay District)-The floodplain overlay district is comprised of two areas: the floodway and the floodway fringe. The purpose of this district is to promote public health and minimize losses due to floods.

City of Friendsville

Re-Zoning Request Application

Permit Number: _____

Job Address: _____

Parcel Number: _____ Lot Size: _____

Applicant Information:

Applicant(s) Name: _____

Address: _____

Phone: _____ Email: _____

Property Address (if different): _____

Relationship with Property: Owner _____ Representative_____ Developer _____

Current Zoning District: R1 _____ C1 _____ C2 _____ M1 _____

Type of Permit: Appeal _____ Rezoning _____ Special Edition_____ Variance _____

Description of the proposed project: _____

_____

Proposed Zoning District: R1 _____ C1_____ C2_____ M1 _____

Date Requested: _____

Must Present:

• Copy of survived property(s)
• Letter of reasoning for zoning

*Appeals: $50.00
*Re-Zoning Residential: $ 350.00
*Re-Zoning Commercial: $700.00
*Variance/ Special Edition: $100.00

City of Friendsville

I, the undersigned, request a zoning map amendment for the abovementioned property. The current zoning classification is _____, and I am requesting a change to _____ to allow for _____ _____ development.

This request is being made to better align the property's use with surrounding land uses and to support community growth consistently with the City of Friendsville's long-term planning goals. I believe the proposed zoning change will contribute positively to the area's development by _____

_____

I certify that the information provided is accurate to the best of my knowledge. I understand that submitting this application does not guarantee approval, and that the request must be reviewed by the Planning Commission and approved by the Board of Mayor and Commissioners. I also grant permission for authorized representatives of the City of Friendsville to enter the property for inspection purposes as part of the review process.

Signature of Applicant: _____ Date: _____

Signature of Applicant(s): _____ Date: _____

Office Use Only:

- Received by: _____ Date: _____
- Total Fee: $100.00
- Payment Type: ☐ Cash   ☐ Card   ☐ Check # _____
- Approved by Codes Dept.: _____
- Date of Approval: _____

Planning & Zoning Commission

Signature of Planning Chair: _____ Date: _____

Date of Approval: _____

Board of Mayor and Commission

Signature of Mayor: _____ Date: _____

Date of Approval: _____